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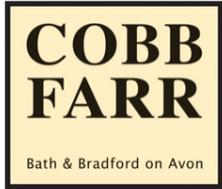
Residential Sales



Widcombe, Bath

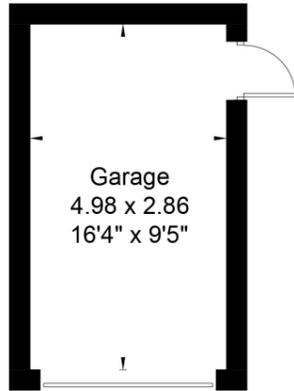


Floor Plan



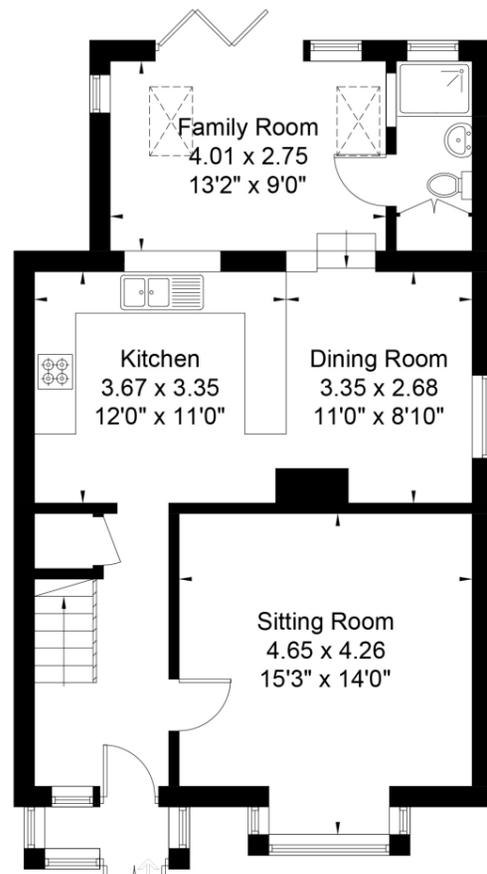
17 Lyme Grove Gardens, Bath BA1 3LW

Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft
Garage = 14.2 sq m / 152 sq ft
Total = 128.4 sq m / 1381 sq ft

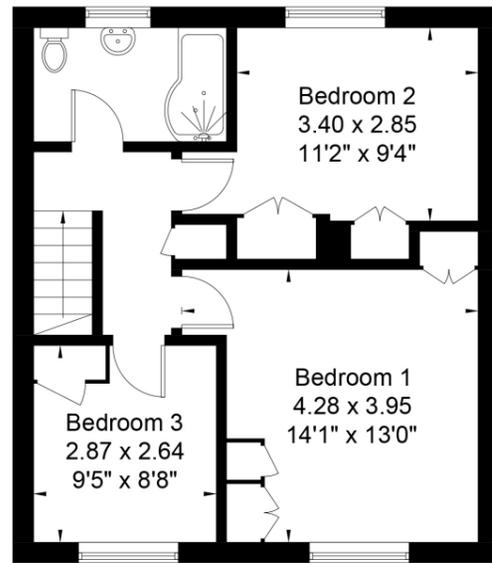


(Not Shown In Actual Location / Orientation)

17 Lime Grove Gardens Bath BA2 4HE



Ground Floor



First Floor

Very conveniently located for the city centre, local shops and Bath Spa train station, this three bedroom home offers extended and well presented accommodation with two bathrooms, enclosed garden, parking and a garage. It is offered with no onward chain.

Tenure: Freehold

£675,000



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2026

Situation

Lime Grove Gardens is conveniently positioned cul-de-sac within a 5-minute level walk of Bath Spa Railway Station, Bath City Centre and the excellent local amenities in Widcombe village, including the Ofsted-rated Outstanding Widcombe Infants and Junior Schools.

The World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent shopping, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, One Royal Crescent and Holburne Museums, as well as The Roman Baths and Pump Rooms.

World class sporting facilities are available at Bath Rugby and Cricket Clubs, which are both on the doorstep and significantly there are wonderful facilities at nearby Bath University.

A number of excellent state and independent schools are within easy reach which include Widcombe Infants and Junior School, King Edwards Schools, Prior Park College and Monkton Combe Schools, along with Ralph Allen, Beechen Cliff and Hayesfield School.

Communications include a direct link to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approximately 10 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All main services are connected
Heating: Gas fired central heating
Tenure: Freehold
Council Tax Band: D

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Description

Lime Grove Gardens is a quiet residential cul-de sac, where number 17 is and end of terrace property boasting a west facing rear garden.

The property has been extended on the ground floor giving an extremely usable room, semi open to the kitchen and opening via bi-fold doors to the raised decking and garden. The kitchen boasts modern style units with smart wooden worksurface, integrated appliances, breakfast bar and dining area plus a handy shower room. The accommodation on this level is completed by the main bay-fronted sitting room.

Upstairs there are three well-proportioned room and a family bathroom.

Externally the low maintenance garden has flowering borders, artificial grass, personal access to the garage and a rear gate to the parking area.

Accommodation

Ground Floor

Glazed front porch and part glazed wooden front door leading through to the hallway.

Hallway

With stairs raising to the first-floor landing, wall mounted digital thermostat for the central heating, understairs storage cupboard, double panelled radiator, access to sitting room and kitchen.

Sitting Room

With front aspect double glazed bay window and 2 radiators.

Kitchen/Dining Area

Comprising range of eye and baselevel 2 tone units, wooden worksurface, 1½ bowl stainless sink with mixer tap and drainer, built-in electric Bosch induction hob, stainless steel extractor with light over, single electric oven under, space and plumbing for washing machine, space for upright fridge freezer, part tiled walls and an open aperture overlooking the garden room, breakfast bar and solid wooden flooring leads through to the dining area.

Dining Area

With side aspect frosted double glazed window, panelled radiator and downlighting. Open archway with steps down to the garden room.

Family Room

With solid wood flooring, side aspect obscured glazed window, double panelled radiator, 2 Velux windows and bi-fold doors leading out onto the decking of the rear garden.

Obscured glazed door leads through to shower room.

Shower Room

Which comprises low flush WC, corner mounted wash hand basin with vanity cupboard under, walk-in 1½ width cubicle with monsoon shower head, part tiled walls, rear aspect obscured glazed window, extractor fan, range of cupboards one of which housing the Worcester combination boiler, tiled flooring and water heated towel rail.

First Floor

Landing

With doors to all rooms, linen cupboard, thermostat for the bathroom and access to the loft.

Bathroom

Comprises low flush WC, wash hand basin with mixer tap and vanity cupboard, panelled bath with mixer tap and monsoon shower head, glazed shower screen, downlighting, rear aspect frosted double glazed window, part tiled walls, tiled flooring and water heated towel rail.

Bedroom 1

With front aspect double glazed window, double panelled radiator, 3 built-in in louvre door wardrobes with cupboards above and further double wardrobe.

Bedroom 2

With rear aspect double glazed window, double panelled radiator, range of built-in wardrobes and cupboards.

Bedroom 3

With double panelled radiator and over stairs storage cupboard.

Externally

The rear bi-fold doors lead out onto an area of raised decking which has a gated side pathway to the front garden. Steps descend onto a astro turf lawn with sleeper raised side bed and a gate to the rear access with parking for 1 vehicle. A personal door through to the garage.

Single Garage

With power, lighting, work bench, built-in cupboards and electric car charger.

